

**OFFICE
FOR LEASE
1015 N. YARDLEY, SUITE D
SPOKANE VALLEY, WA 99212**



- LOCATION:** Located on the west side of Yardley between Desmet Avenue and Cataldo Avenue in the close-in Valley area. Situated ± 2 blocks north of Broadway Ave. between Havana and Fancher, this property offers easy access to I-90.
- SITE:** A portion of a $\pm 48,900$ sq.ft. multi-tenanted facility. A portion of Parcel 35141.1801 & 35141.1804
- ZONING:** Heavy Industrial I-2, per City of Spokane Valley, in Airport Overlay (call City of Spokane Valley Planning Dept. with questions regarding use restrictions) per Marty at the Spokane Valley Planning Dept.
- IMPROVEMENTS:**
- | | |
|-----------------|---|
| Office Area: | ± 494 SF |
| Fire Sprinkler: | None |
| Age: | 1960 |
| Notes: | Common restroom, conference room, and break room in Environmental West Exploration space. (See Floor Plan). |
- LEASE PRICE:** \$500.00/gross (Includes average usage of Electric (Lights & A/C), Gas (Heat), Sewer and Water. Janitorial, Telephone, Garbage not included.

(Please See Attached Aerial Photo & Floor Plan)

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All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined. February 8, 2010\J:\Brokers\Lucas Docs\Flyers\Yardley N 1015.doc

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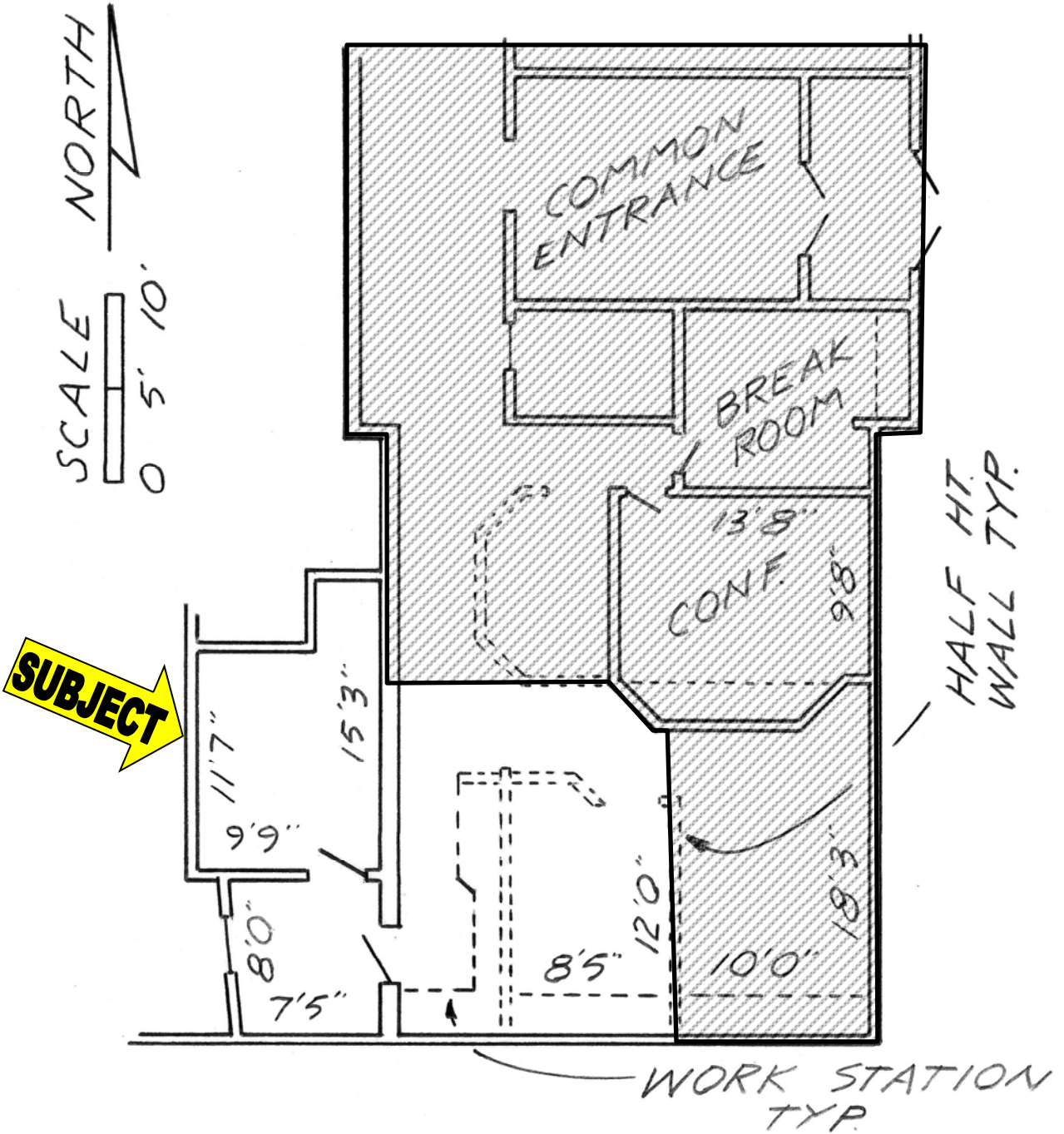
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All boundary lines indicated are approximate only.

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FLOOR PLAN